

Tax Increment Financing

Tax Increment Financing

Tax increment financing (TIF) is authorized by 7-15-4282, MCA, and is an opportunity for qualifying districts to use property tax revenue to fund new development. It works by separating taxable value into base and increment values so that revenue from the base value continue to go to the regular taxing jurisdiction, but taxes on the increment go to the TIF to pay for development activities within the TIF.

As of July 1, 2013, qualifying districts include targeted economic development districts and urban renewal districts. Qualifying districts prior to this date included industrial districts, technology districts, and aerospace transportation and technology districts. The 2013 Legislature eliminated the option to create any of those three districts, but districts that were already in existence can remain in existence.

Tax increment financing may be used to pay for a variety of development activities within the TIF including land acquisition, demolition and removal of structures, relocation of occupants, infrastructure costs, construction of publicly-owned buildings and improvements, administration of urban renewal activities, and paying bonds that were issued to fund appropriate costs (7-15-4288, MCA).

Upon expiration of the TIF, the increment is released back to the local governments and the state. State and local governments use the released increment as newly taxable property for 15-10-420, MCA purposes. Schools treat the released increment as an increase in their tax base and adjust their mill levies accordingly.

TIF districts expire on the latter of the 15th year following the TIFs adoption or the full payment of all bonds for which tax increment revenue have been pledged. TIFs may extend their expiration date by securing bonds that pledge post-15th-anniversary-increment as repayment. No term extensions are allowed for bonds secured after the 15th anniversary of tax increment provisions. For example, if a TIF was authorized January 1, 2000, it has until January 1, 2015 (its 15th anniversary) to pass bonds secured by future increment to extend the expiration date. Additional bonds may be passed after the 15th anniversary, but these would not extend the life of a TIF.

Years From TIF Authorization																													
Years	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
Initial Term																													
Term Extended by Bond Issuance																													
Additional Bond Issuance Term Limitation																													

TIF districts are allowed to collect the incremental tax revenue from all of the local and state mills except the statewide six-mill levy that is used to fund the university system. In 2014, TIFs collected \$29,591,039 in revenue over an increment taxable value base of \$45,186,770. Therefore, the average mills for TIFs were 654.9 ($\$29,591,039 / \$45,186,770 * 1,000$).

An Example: TIF Increment

Base taxable value is the total taxable value in the TIF district in the year prior to the TIFs existence. Incremental taxable value is the taxable value that exceeds the base taxable value for the district at any year. For example, if in the year a TIF is created, the base year and current year taxable value are equal to \$1 million, there would be no incremental value and no TIF revenue.

TIF Taxable Value	Base Year
Current Year Taxable Value	\$1,000,000
Base Taxable Value	- \$1,000,000
Increment Taxable Value	\$0
Millage Rate	x 0.500
TIF Revenue	\$0

If in the second year of a TIFs existence the TIFs taxable value grew by \$100,000, the incremental value in that year would be \$100,000. If the total millage rate in the TIF was .500, the taxes generated from the increment (TIF revenue) would be \$50,000.

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TIF Taxable Value	Base Year	Year 2
Current Year Taxable Value	\$1,000,000	\$1,100,000
Base Taxable Value	- \$1,000,000	- \$1,000,000
Increment Taxable Value	\$0	\$100,000
Millage Rate	x 0.500	x 0.500
TIF Revenue	\$0	\$50,000

If in the TIFs third year the taxable value shrinks to \$800,000, due to property devaluation, demolition or removal of structures, or the like, the incremental value would be negative (\$200,000), meaning there would be no incremental value for the third year. When a TIFs incremental value is less than zero, no revenue is provided to the TIF.

TIF Taxable Value	Base Year	Year 2	Year 3
Current Year Taxable Value	\$1,000,000	\$1,100,000	\$800,000
Base Taxable Value	- \$1,000,000	- \$1,000,000	- \$1,000,000
Increment Taxable Value	\$0	\$100,000	-\$200,000
Millage Rate	x 0.500	x 0.500	x 0.500
TIF Revenue	\$0	\$50,000	\$0

If in the fourth year the taxable value of the TIF grows from \$800,000 to \$1,200,000 due to redevelopment, or the like, the increment would increase to \$200,000. If the millage rate was 0.500, the TIFs revenue would be \$100,000 in this year.

TIF Taxable Value	Base Year	Year 2	Year 3	Year 4
Current Year Taxable Value	\$1,000,000	\$1,100,000	\$800,000	\$1,200,000
Base Taxable Value	- \$1,000,000	- \$1,000,000	- \$1,000,000	- \$1,000,000
Increment Taxable Value	\$0	\$100,000	-\$200,000	\$200,000
Millage Rate	x 0.500	x 0.500	x 0.500	x 0.500
TIF Revenue	\$0	\$50,000	\$0	\$100,000

The following pages show a summary of the existing TIF districts.

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Tax Increment Financing Districts (TIF) TY 2013 Taxable Value of Increment and Revenue Generated for the District

County	District	Year Created	Year Expected Expiration	2013 Total Taxable Value	Taxable Value of Base	Incremental Taxable Value
Industrial Tax Increment Financing Districts						
BigHorn	Hardin Industrial Infrastructure District	2004	2031	\$285,544	\$465,144	-
Cascade	INT'L MALTING TID	2005	2020	\$502,683	\$347,683	\$155,000
Cascade	AIRPORT TID	2008	2023	\$118,320	\$107,149	\$11,171
Cascade	MANCHESTER EXIT	2008	2023	\$33,476	\$3,217	\$30,259
Cascade	MONTANA MILLING	2008	2023	\$47,022	\$381	\$46,641
DeerLodge	Ti04	2008	2022	\$6,455,411	\$909,339	\$5,546,072
Flathead	KALISPELL H	2005	2026	\$21,408	\$126	\$21,282
Gallatin	Mandeville Farm Industrial TIF	2006	2021	\$72,752	\$12,059	\$60,693
Jefferson	27FT - North Jefferson County TIF Ind District	2009	2024	\$10,393	\$6,785	\$3,608
Jefferson	127T - North Jefferson County TIF Ind District	2009	2024	\$136,158	\$11,805	\$124,353
Jefferson	4FT - Sunlight TIF Industrial District	2009	2024	\$141	\$132	\$9
Jefferson	4RT - Sunlight TIF Industrial District	2009	2024	\$2,212	\$100	\$2,112
Jefferson	16RT - Sunlight TIF Industrial District	2009	2024	\$1,755,244	\$737,102	\$1,018,142
Lincoln	Lincoln Cnty Industrial (4)	2005	2015	\$276,884	\$83,275	\$193,609
Lincoln	Lincoln Cnty Industrial (4I)	2005	2015	\$2,535	\$982	\$1,553
Lincoln	Lincoln Cnty Industrial (4F)	2005	2015	\$2,893	\$1,409	\$1,484
Missoula	Airport Industrial	1991	2018	\$2,379,639	\$176,605	\$2,203,034
Missoula	Bonner Mill Industrial	2013	2028	\$173,251	\$121,676	\$51,575
Park	WEST END INDUSTRIAL	2004	2024	\$186,214	\$128	\$186,086
Ravalli	13TID1 - North Stevensville Indl District	2011	2025	\$124,506	\$109,850	\$14,656
SilverBow	Ramsey TIFID	1994	2022	\$11,545,447	\$1,721,230	\$9,824,217
Toole	Shelby Industrial Park	2008	2018	\$145,158	\$85,619	\$59,539
Technology Tax Increment Financing Districts						
Flathead	KALISPELL G	2005	2026	\$111,616	\$390	\$111,226
Missoula	Technology District	2005	2020	\$318,882	\$0	\$318,882
Urban Renewal Tax Increment Financing Districts						
Cascade	GF WEST BANK	2007	2034	\$771,868	\$237,928	\$533,940
Cascade	GF WEST BANK	2007	2022	\$100,381	\$54,322	\$46,059
Chouteau	1TID	1998	2014	\$194,651	\$160,843	\$33,808
Flathead	KALISPELL B	1995	2020	\$1,390,221	\$453,612	\$936,609
Flathead	KALISPELL C- amended 2011	1997	2037	\$8,327,400	\$7,932,918	\$394,482
Flathead	WHITEFISH A	1987	2020	\$12,227,149	\$4,185,352	\$8,041,797
Gallatin	Bozeman Downtown	1995	2010	\$3,915,658	\$1,328,695	\$2,586,963
Gallatin	N 7th Urban Renewal District	2006	2021	\$4,080,294	\$2,886,997	\$1,193,297
Gallatin	NE Urban Renewal District (NURD)	2006	2021	\$595,662	\$423,054	\$172,608
Lake	Polson	2002	2025	\$1,694,941	\$1,436,002	\$258,939
Lincoln	Riverside	2001	2021	\$467,457	\$347,928	\$119,529
Missoula	Front St URD	2007	2022	\$1,964,237	\$1,413,035	\$551,202
Missoula	River Front URD	2008	2023	\$116,994	\$157,858	\$0
Missoula	URD II	1991	2021	\$615,902	\$313,637	\$302,265
Missoula	URD II	1991	2021	\$3,070,061	\$1,546,186	\$1,523,875
Missoula	URD III	2001	2016	\$9,358,441	\$7,004,346	\$2,354,095
Park	Livingston Urban Renewal District	2003	2019	\$1,952,031	\$1,604,273	\$347,758
SilverBow	Eastside TIFID	2005	2020	\$421,901	\$286,251	\$135,650
SilverBow	Uptown TIFID	1980	2014	\$3,301,859	\$1,634,853	\$1,667,006
Yellowstone	2T3A - 2008 Expanded North 27th Street	2008	2038	\$6,097,153	\$3,328,807	\$2,768,346
Yellowstone	2T3 - North 27th Street	2005	2038	\$1,168,191	\$783,431	\$384,760
Yellowstone	7 TI - Laurel	2007	2022	\$1,797,124	\$1,169,223	\$627,901
Yellowstone	23T5 and 2T5 - South Billings Blvd	2008	2023	\$9,404,623	\$7,046,472	\$2,358,151
Yellowstone	2T4 - East Billings	2007	2022	\$2,515,929	\$1,800,794	\$715,135
TOTAL				\$100,257,917	\$52,439,003	\$48,039,378

Tax Increment Financing

Tax Increment Financing Districts (TIF) TY 2013 Taxable Value of Increment and Revenue Generated for the District

		State Gen Fund	County	Countywide and Local Schools	Cities & Towns	Misc .	Total Revenue
Industrial Tax Increment Financing District							
BigHorn	Hardin Industrial Infrastructure District	\$0	\$0	\$0	\$0	\$0	\$0
Cascade	INT'L MALTING TID	\$14,958	\$20,361	\$36,203	\$26,689	\$4,473	\$102,684
Cascade	AIRPORT TID	\$1,078	\$1,467	\$2,609	\$1,924	\$322	\$7,400
Cascade	MANCHESTER EXIT	\$2,920	\$3,975	\$7,068	\$0	\$1,448	\$15,411
Cascade	MONTANA MILLING	\$4,501	\$6,127	\$10,894	\$0	\$2,231	\$23,753
DeerLodge	TIO4	\$526,877	\$1,630,379	\$1,322,294	\$0	\$195,055	\$3,674,605
Flathead	KALISPELL H	\$2,022	\$2,599	\$1,904	\$3,546	\$1,003	\$11,074
Gallatin	Mandeville Farm Industrial TIF	\$5,766	\$5,364	\$16,065	\$10,383	\$121	\$37,699
Jefferson	27FT - North Jefferson County TIF Ind Dist	\$498	\$498	\$999	\$0	\$251	\$2,246
Jefferson	127T - North Jefferson County TIF Ind Dist	\$17,144	\$17,147	\$21,023	\$0	\$8,665	\$63,979
Jefferson	4FT - Sunlight TIF Industrial District	\$1	\$1	\$1	\$0	\$0	\$3
Jefferson	4RT - Sunlight TIF Industrial District	\$292	\$291	\$268	\$0	\$78	\$929
Jefferson	16RT - Sunlight TIF Industrial District	\$140,361	\$140,392	\$56,792	\$0	\$37,447	\$374,992
Lincoln	Lincoln Cnty Industrial (4)	\$18,393	\$30,095	\$35,553	\$0	\$1,692	\$85,733
Lincoln	Lincoln Cnty Industrial (4I)	\$148	\$241	\$285	\$217	\$14	\$905
Lincoln	Lincoln Cnty Industrial (4F)	\$141	\$231	\$272	\$0	\$81	\$725
Missoula	Airport Industrial	\$212,593	\$331,160	\$485,989	\$0	\$305,693	\$1,335,435
Missoula	Bonner Mill Industrial	\$4,977	\$7,753	\$14,634	\$0	\$8,242	\$35,606
Park	WEST END INDUSTRIAL	\$17,678	\$20,298	\$44,867	\$38,991	\$134	\$121,968
Ravalli	13TID1 - North Stevensville Indl District	\$1,392	\$1,644	\$3,284	\$1,446	\$264	\$8,030
SilverBow	Ramsey TIFID	\$948,037	\$2,747,244	\$1,662,650	\$0	\$673,941	\$6,031,872
Toole	Shelby Industrial Park	\$5,666	\$0	\$10,738	\$16,093	\$595	\$33,082
Technology Tax Increment Financing District							
Flathead	KALISPELL G	\$10,566	\$13,583	\$9,951	\$18,530	\$5,240	\$57,870
Missoula	Technology District	\$30,772	\$47,934	\$70,345	\$0	\$44,248	\$193,299
Urban Renewal Tax Increment Financing District							
Cascade	GF WEST BANK	\$51,525	\$70,138	\$124,713	\$91,939	\$24,983	\$363,298
Cascade	GF WEST BANK	\$4,445	\$6,050	\$10,758	\$7,931	\$2,261	\$31,445
Chouteau	1TID	\$3,212	\$4,793	\$8,898	\$7,767	\$1,747	\$26,417
Flathead	KALISPELL B	\$88,978	\$109,274	\$196,679	\$156,039	\$39,871	\$590,841
Flathead	KALISPELL C- amended 2011	\$37,476	\$48,174	\$62,549	\$65,721	\$16,793	\$230,713
Flathead	WHITEFISH A	\$763,971	\$982,064	\$740,408	\$942,290	\$164,865	\$3,593,598
Gallatin	Bozeman Downtown	\$245,761	\$228,636	\$495,481	\$375,756	\$5,174	\$1,350,808
Gallatin	N 7th Urban Renewal District	\$113,363	\$105,464	\$315,854	\$204,149	\$2,387	\$741,217
Gallatin	NE Urban Renewal District (NURD)	\$16,398	\$7,988	\$45,687	\$29,530	\$345	\$99,948
Lake	Polson	\$24,599	\$29,687	\$50,620	\$39,408	\$5,212	\$149,526
Lincoln	Riverside	\$11,355	\$18,580	\$20,467	\$19,043	\$3,163	\$72,608
Missoula	Front St URD	\$53,191	\$82,857	\$148,400	\$134,229	\$11,603	\$430,280
Missoula	River Front URD	\$0	\$0	\$0	\$0	\$0	\$0
Missoula	URD II	\$29,168	\$45,436	\$80,780	\$73,608	\$6,363	\$235,355
Missoula	URD II	\$147,054	\$229,069	\$410,272	\$371,094	\$32,078	\$1,189,567
Missoula	URD III	\$227,170	\$353,868	\$633,793	\$573,269	\$49,554	\$1,837,654
Park	Livingston Urban Renewal District	\$33,037	\$37,934	\$83,848	\$72,866	\$250	\$227,935
SilverBow	Eastside TIFID	\$13,090	\$37,933	\$36,492	\$0	\$14,732	\$102,247
SilverBow	Uptown TIFID	\$160,867	\$466,162	\$448,458	\$0	\$181,037	\$1,256,524
Yellowstone	2T3A - 2008 Expanded North 27th Street	\$267,146	\$323,952	\$733,335	\$494,703	\$12,181	\$1,831,317
Yellowstone	2T3 - North 27th Street	\$37,129	\$45,025	\$101,923	\$68,757	\$1,693	\$254,527
Yellowstone	7 T1 - Laurel	\$60,593	\$73,477	\$149,980	\$130,346	\$3,121	\$417,517
Yellowstone	23T5 and 2T5 - South Billings Blvd	\$227,561	\$275,951	\$940,336	\$421,402	\$0	\$1,865,250
Yellowstone	2T4 - East Billings	\$69,011	\$83,685	\$189,439	\$127,795	\$3,147	\$473,077
		\$4,652,871	\$8,694,981	\$9,843,858	\$4,525,461	\$1,873,798	\$29,590,969

Tax Increment Financing

Tax Increment Financing Districts (TIF) TY 2014 Taxable Value of Increment and Revenue Generated for the District

County	District	Year Created	Year Expected Expiration	2014 Total Taxable Value	Taxable Value of Base	Incremental Taxable Value
Industrial Tax Increment Financing Districts						
Big Horn	Hardin Industrial Infrastructure District	2004	2031	\$1,745,298	\$465,144	\$1,280,154
Cascade	INT'L MALTING TID	2005	2020	\$743,656	\$362,124	\$381,532
Cascade	AIRPORT TID	2008	2023	\$118,424	\$107,149	\$11,275
Cascade	MANCHESTER EXIT	2008	2023	\$32,278	\$3,217	\$29,061
Cascade	MONTANA MILLING	2008	2023	\$41,294	\$381	\$40,913
Cascade	EAST INDUSTRIAL PK	2013	2028	\$28,925	\$2,322	\$26,603
Cascade	EAST INDUSTRIAL PK	2013	2028	\$4,849	\$0	\$4,849
Deer Lodge	Ti04	2008	2022	\$6,748,991	\$909,339	\$5,839,652
Flathead	KALISPELL H	2005	2026	\$22,883	\$126	\$22,757
Gallatin	Mandeville Farm Industrial TIF	2006	2021	\$64,435	\$12,059	\$52,376
Jefferson	4FT	2009	2024	\$137	\$132	\$5
Jefferson	4RT	2009	2024	\$2,126	\$100	\$2,026
Jefferson	16RT	2009	2024	\$1,827,012	\$737,102	\$1,089,910
Lincoln	Lincoln Cnty Industrial (4)	2005	2015	\$221,835	\$83,275	\$138,560
Lincoln	Lincoln Cnty Industrial (4I)	2005	2015	\$2,777	\$982	\$1,795
Lincoln	Lincoln Cnty Industrial (4F)	2005	2015	\$2,691	\$1,409	\$1,282
Missoula	Airport Industrial	1991	2018	\$2,376,862	\$176,605	\$2,200,257
Missoula	Bonner Mill Industrial	2013	2028	\$173,765	\$121,676	\$52,089
Park	WEST END INDUSTRIAL	2004	2024	\$189,388	\$128	\$189,260
Ravalli	13TID1 - North Stevensville Industrial District	2011	2025	\$111,508	\$109,850	\$1,658
Silver Bow	Ramsey TIFID	1994	2022	\$8,748,390	\$1,721,230	\$7,027,160
Toole	Shelby Industrial Park TED	2013	2028	\$145,767	\$149,361	\$0
Technology Tax Increment Financing Districts						
Flathead	KALISPELL G	2005	2026	\$112,113	\$390	\$111,723
Gallatin	S Bozeman Tech District	2013	2028	\$419	\$417	\$2
Missoula	Technology District	2005	2020	\$311,886	\$0	\$311,886
Urban Renewal Tax Increment Financing Districts						
Cascade	GF WEST BANK	2007	2034	\$766,401	\$237,928	\$528,473
Cascade	GF WEST BANK	2007	2022	\$100,984	\$54,322	\$46,662
Cascade	GF DT URBN RENEW	2013	2028	\$3,685,340	\$3,643,575	\$41,765
Chouteau	1TID	1998	2014	\$191,462	\$160,843	\$30,619
Chouteau	2TID	2012	2027	\$17,938	\$17,494	\$444
Flathead	KALISPELL B	1995	2020	\$1,339,930	\$453,612	\$886,318
Flathead	KALISPELL C- amended 2011	1997	2037	\$9,151,936	\$7,932,918	\$1,219,018
Flathead	WHITEFISH A	1987	2020	\$12,585,421	\$4,185,352	\$8,400,069
Gallatin	Bozeman Downtown	1995	2010	\$4,046,915	\$1,328,695	\$2,718,220
Gallatin	N 7th Urban Renewal District	2006	2021	\$4,112,601	\$2,886,997	\$1,225,604
Gallatin	NE Urban Renewal District (NURD)	2006	2021	\$613,633	\$423,054	\$190,579
Hill	Hill County Industrial District	2013	2028	\$881	\$912	\$0
Jefferson	4CT/4CST	2014	2029	\$1,029,475	\$1,056,590	\$0
Lake	Polson	2002	2025	\$1,755,633	\$1,436,002	\$319,631
Lincoln	Riverside	2001	2021	\$469,646	\$347,928	\$121,718
Missoula	Front St URD	2007	2035	\$1,950,387	\$1,413,035	\$537,352
Missoula	River Front URD	2008	2023	\$120,870	\$157,858	\$0
Missoula	URD II	1991	2031	\$587,009	\$313,637	\$273,372
Missoula	URD II	1991	2031	\$2,997,157	\$1,546,186	\$1,450,971
Missoula	URD III	2000	2015	\$8,287,539	\$7,004,346	\$1,283,193
Park	LIVINGSTON URBAN RENEWAL DISTRICT	2003	2019	\$1,831,601	\$1,604,273	\$227,328
Ravalli	13-2-4; STEVENSVILLE AIRPORT; 2013	2013	2025	\$51,175	\$49,122	\$2,053
Silver Bow	Eastside TIFID	2005	2020	\$439,047	\$286,251	\$152,796
Silver Bow	Butte Uptown URD	2014	2029	\$3,587,625	\$3,587,625	\$0
Yellowstone	NORTH 27TH STREET	2005	2038	\$1,365,950	\$783,431	\$582,519
Yellowstone	2008 EXPANDED NORTH 27TH STREET	2008	2038	\$5,813,155	\$3,328,807	\$2,484,348
Yellowstone	EAST BILLINGS	2007	2022	\$2,502,968	\$1,800,794	\$702,174
Yellowstone	South Billings Blvd	2008	2023	\$9,392,923	\$7,046,472	\$2,346,451
Yellowstone	LAUREL	2007	2022	\$1,767,531	\$1,169,223	\$598,308
TOTAL				\$104,340,842	\$59,221,800	\$45,186,770

Tax Increment Financing

Tax Increment Financing Districts (TIF) TY 2014 Taxable Value of Increment and Revenue Generated for the District

		State Gen Fund	County	Countywide and Local Schools	Cities & Towns	Misc .	Total Revenue
Industrial Tax Increment Financing District							
Big Horn	Hardin Industrial Infrastructure District	\$121,615	\$102,453	\$385,045	\$237,341	\$11,803	\$858,256
Cascade	INT'L MALTING TID	\$36,818	\$50,957	\$95,471	\$67,062	\$12,003	\$262,311
Cascade	AIRPORT TID	\$1,088	\$1,506	\$2,821	\$1,982	\$354	\$7,751
Cascade	MANCHESTER EXIT	\$2,804	\$3,881	\$7,272	\$0	\$1,412	\$15,370
Cascade	MONTANA MILLING	\$3,948	\$5,464	\$10,238	\$0	\$1,988	\$21,638
Cascade	EAST INDUSTRIAL PK	\$2,567	\$3,553	\$6,657	\$4,676	\$1,397	\$18,851
Cascade	EAST INDUSTRIAL PK	\$468	\$648	\$1,213	\$852	\$152	\$3,333
Deer Lodge	TI04	\$554,767	\$1,824,891	\$1,323,499	\$0	\$212,213	\$3,915,370
Flathead	KALISPELL H	\$2,162	\$2,713	\$4,351	\$3,853	\$1,026	\$14,104
Gallatin	Mandeville Farm Industrial TIF	\$4,976	\$4,769	\$16,583	\$9,782	\$105	\$36,214
Jefferson	4FT	\$0	\$0	\$1	\$1	\$0	\$3
Jefferson	4RT	\$192	\$0	\$488	\$322	\$46	\$1,049
Jefferson	16RT	\$103,541	\$0	\$180,195	\$173,187	\$24,610	\$481,533
Lincoln	Lincoln Cnty Industrial (4)	\$13,163	\$14,522	\$27,518	\$0	\$1,084	\$56,287
Lincoln	Lincoln Cnty Industrial (4I)	\$171	\$188	\$356	\$252	\$14	\$981
Lincoln	Lincoln Cnty Industrial (4F)	\$122	\$134	\$255	\$0	\$69	\$580
Missoula	Airport Industrial	\$212,325	\$352,239	\$452,659	\$0	\$327,750	\$1,344,973
Missoula	Bonner Mill Industrial	\$5,027	\$8,339	\$14,907	\$0	\$9,544	\$37,816
Park	WEST END INDUSTRIAL	\$17,980	\$20,604	\$49,020	\$40,186	\$138	\$127,927
Ravalli	13TID1 - North Stevensville Industrial District	\$158	\$194	\$361	\$171	\$34	\$918
Silver Bow	Ramsey TIFID	\$678,121	\$2,163,381	\$1,650,750	\$0	\$492,534	\$4,984,786
Toole	Shelby Industrial Park TED	\$0	\$0	\$0	\$0	\$0	\$0
Technology Tax Increment Financing District							
Flathead	KALISPELL G	\$10,614	\$13,317	\$21,359	\$18,915	\$5,036	\$69,241
Gallatin	S Bozeman Tech District	\$0	\$0	\$1	\$0	\$0	\$1
Missoula	Technology District	\$30,097	\$49,930	\$64,164	\$0	\$46,459	\$190,650
Urban Renewal Tax Increment Financing District							
Cascade	GF WEST BANK	\$50,998	\$70,583	\$132,240	\$92,890	\$26,392	\$373,102
Cascade	GF WEST BANK	\$4,503	\$6,232	\$11,676	\$8,202	\$2,451	\$33,064
Cascade	GF DT URBN RENEW	\$4,030	\$5,578	\$10,451	\$7,341	\$2,086	\$29,486
Chouteau	1TID	\$2,909	\$0	\$0	\$0	\$0	\$2,909
Chouteau	2TID	\$42	\$0	\$0	\$0	\$0	\$42
Flathead	KALISPELL B	\$84,200	\$107,067	\$246,024	\$150,054	\$38,537	\$625,882
Flathead	KALISPELL C- amended 2011	\$115,807	\$147,257	\$338,375	\$206,380	\$53,003	\$860,822
Flathead	WHITEFISH A	\$798,007	\$1,014,728	\$1,629,613	\$974,408	\$196,436	\$4,613,192
Gallatin	Bozeman Downtown	\$258,231	\$247,494	\$860,616	\$507,655	\$5,436	\$1,879,432
Gallatin	N 7th Urban Renewal District	\$116,432	\$111,591	\$388,038	\$228,894	\$2,451	\$847,407
Gallatin	NE Urban Renewal District (NURD)	\$18,105	\$17,352	\$60,339	\$35,593	\$381	\$131,770
Hill	Hill County Industrial District	\$0	\$0	\$0	\$0	\$0	\$0
Jefferson	4CT/4CST	\$0	\$0	\$0	\$0	\$0	\$0
Lake	Polson	\$30,365	\$39,935	\$62,680	\$49,472	\$6,680	\$189,132
Lincoln	Riverside	\$11,563	\$12,757	\$22,727	\$18,742	\$3,101	\$68,891
Missoula	Front St URD	\$51,854	\$86,025	\$146,294	\$131,984	\$18,410	\$434,567
Missoula	River Front URD	\$0	\$0	\$0	\$0	\$0	\$0
Missoula	URD II	\$26,380	\$43,764	\$75,511	\$67,146	\$9,366	\$222,167
Missoula	URD II	\$140,019	\$232,286	\$395,027	\$356,387	\$49,710	\$1,173,429
Missoula	URD III	\$123,828	\$205,426	\$349,349	\$315,178	\$43,962	\$1,037,744
Park	LIVINGSTON URBAN RENEWAL DISTRICT	\$21,596	\$24,748	\$58,880	\$48,269	\$166	\$153,659
Ravalli	13-2-4; STEVENSVILLE AIRPORT; 2013	\$195	\$240	\$447	\$212	\$42	\$1,136
Silver Bow	Eastside TIFID	\$14,745	\$47,040	\$40,071	\$0	\$16,751	\$118,606
Silver Bow	Butte Uptown URD	\$0	\$0	\$0	\$0	\$0	\$0
Yellowstone	NORTH 27TH STREET	\$56,213	\$67,450	\$145,484	\$97,933	\$2,563	\$369,643
Yellowstone	2008 EXPANDED NORTH 27TH STREET	\$239,740	\$287,663	\$620,466	\$417,669	\$10,931	\$1,576,468
Yellowstone	EAST BILLINGS	\$67,760	\$81,305	\$175,368	\$118,049	\$3,090	\$445,572
Yellowstone	South Billings Blvd	\$226,433	\$271,696	\$694,198	\$394,485	\$10,324	\$1,597,135
Yellowstone	LAUREL	\$57,737	\$70,253	\$100,438	\$124,586	\$2,824	\$355,838
		\$4,324,414	\$7,822,155	\$10,879,496	\$4,910,109	\$1,654,865	\$29,591,039